



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: #13310-00000-00510
Date Received: 15 JULY 2013
Commission/Civic: N/A
Existing Zoning: _____ Application Accepted by: HF Fee: \$315
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

PAID
THE PROPOSAL IS TO REDUCE THE REQUIRED REAR YARD
AREA FROM 25% TO 15%. (CODE SECTION 3332.27
REAR YARD)

BUILDING & ZONING SERVICES

LOCATION

1. Certified Address Number and Street Name 540 TETERIDGE ROAD
City COLUMBUS State OHIO Zip 43214
Parcel Number (only one required) 010-134669-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name GARY J. ALEXANDER, ARCHITECT
Address 1324 DUBLIN ROAD City/State COLUMBUS OH Zip 43215
Phone # 614 487-0637 Fax # 614 486-4040 Email galexarch@aol.com

PROPERTY OWNER(S):

Name EDWARD G. GAUGHAN AND ALICE A. BICKERSTAFF
Address 540 TETERIDGE ROAD City/State COLUMBUS OH Zip 43214
Phone # 614 562-4792 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00510
540 TETERIDGE ROAD

One Stop Shop Zoning Report Date: Thu Aug 1 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 540 TETERIDGE RD COLUMBUS, OH

Mailing Address: 95 METHODIST HILL DR
95 METHODIST HILL DR

Owner: GAUGHAN EDWARD G BICKERS

Parcel Number: 010134669

ZONING INFORMATION

Zoning: 767, Residential, RR
effective 4/21/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

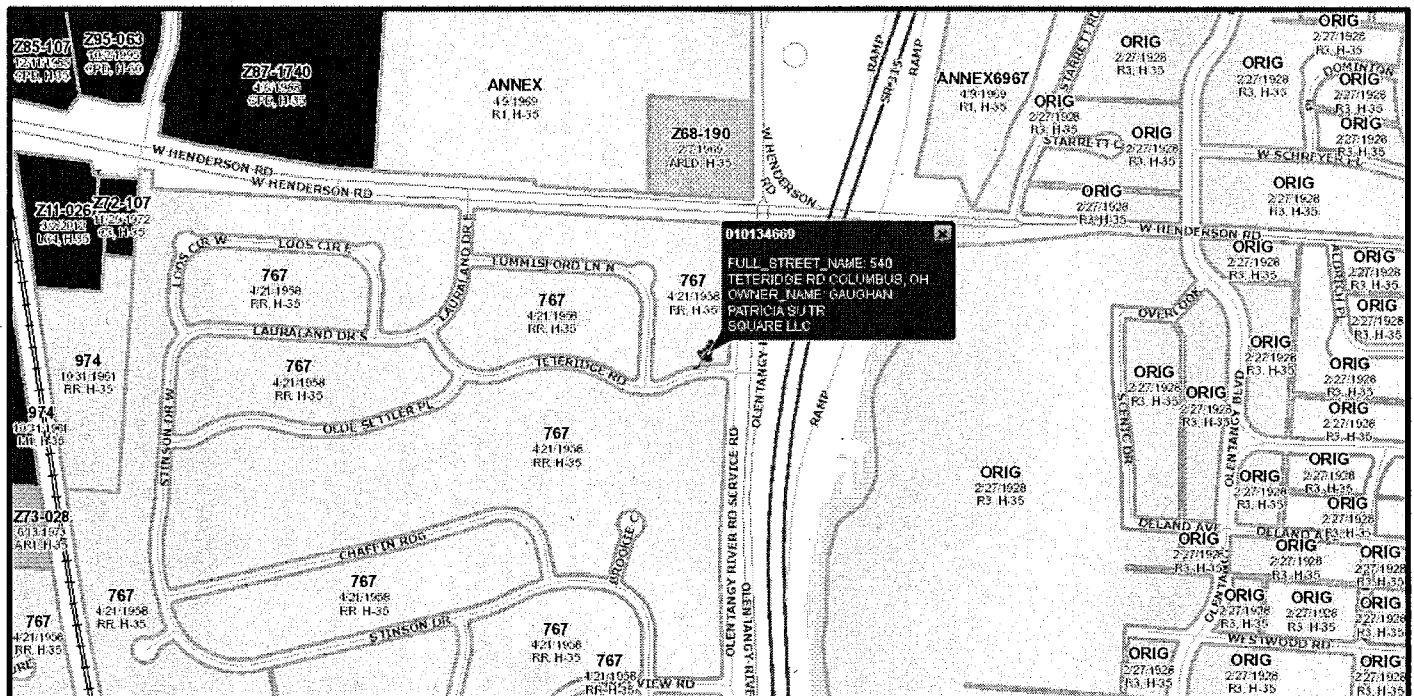
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00510
540 TETERIDGE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GARY J. ALEXANDER (ARCHITECT)
of (1) MAILING ADDRESS 1324 DUBLIN RD, COLUMBUS, OHIO 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) EDWARD G. EAGHAN
ALICE A. BICKERSTAFF
540 TETERIDGE ROAD
COLUMBUS, OHIO 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

GARY J. ALEXANDER
614 487-0637

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) _____

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>KATHLEEN M. ROSS</u>	<u>557 TETERIDGE RD</u>	<u>COLS. OHIO 43214</u>
<u>MICHAEL V. FRIZZELL</u>	<u>4429 OLENTANGY RIVER RD</u>	<u>COLS OHIO 43214</u>
<u>SEAN & JACQUELINE TEMPLE</u>	<u>4416 LUMMISFORD LAKE EAST</u>	<u>COLS, OHIO 43214</u>
<u>MARJORY & MICHAEL CALDER</u>	<u>4428 "</u>	<u>"</u>
<u>JOHN & DEBORAH CREN</u>	<u>4440 "</u>	<u>"</u>

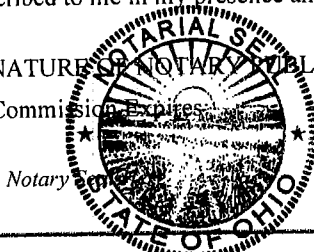
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Gary J. Alexander
15 day of JULY, in the year 2013

SIGNATURE OF NOTARY PUBLIC
My Commission Expires _____

(8) Elaine Antol
5/10/16



Elaine Antol
Notary Public, State of Ohio
My Commission Expires 05-10-2016

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STATEMENT OF HARDSHIP

13310-00000-00510
540 TETERIDGE ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE ATTACHED DOCUMENT

Signature of Applicant

Eugene Alex

Date

07-15-13

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Gary J. Alexander
Architect

1324 Dublin Road, Columbus, Ohio 43215
(614) 487-0637 Fax (614) 486-4040

Zoning Variance Application – 540 Teteridge Road
July 15, 2013

13310-00000-00510
540 TETERIDGE ROAD

Statement of Hardship

The special circumstance, unique to this property, that led to this variance request is the placement of the original house on the property. The house is not built along the front building line of the street that it is addressed to, Teteridge Road. The house is set at an angle resulting in a significantly reduced buildable area at the rear of the house. The existing buildable area at the rear of the house is 25.5% of the lot area. As a result, the opportunity to add to the rear of this house is extremely limited. If this home had been constructed along the Teteridge Road building line, as is normally the practice, the proposed addition could be constructed and the rear yard would be in compliance with the zoning code. (See the site plan titled "Site Plan – Hardship Clarified.")

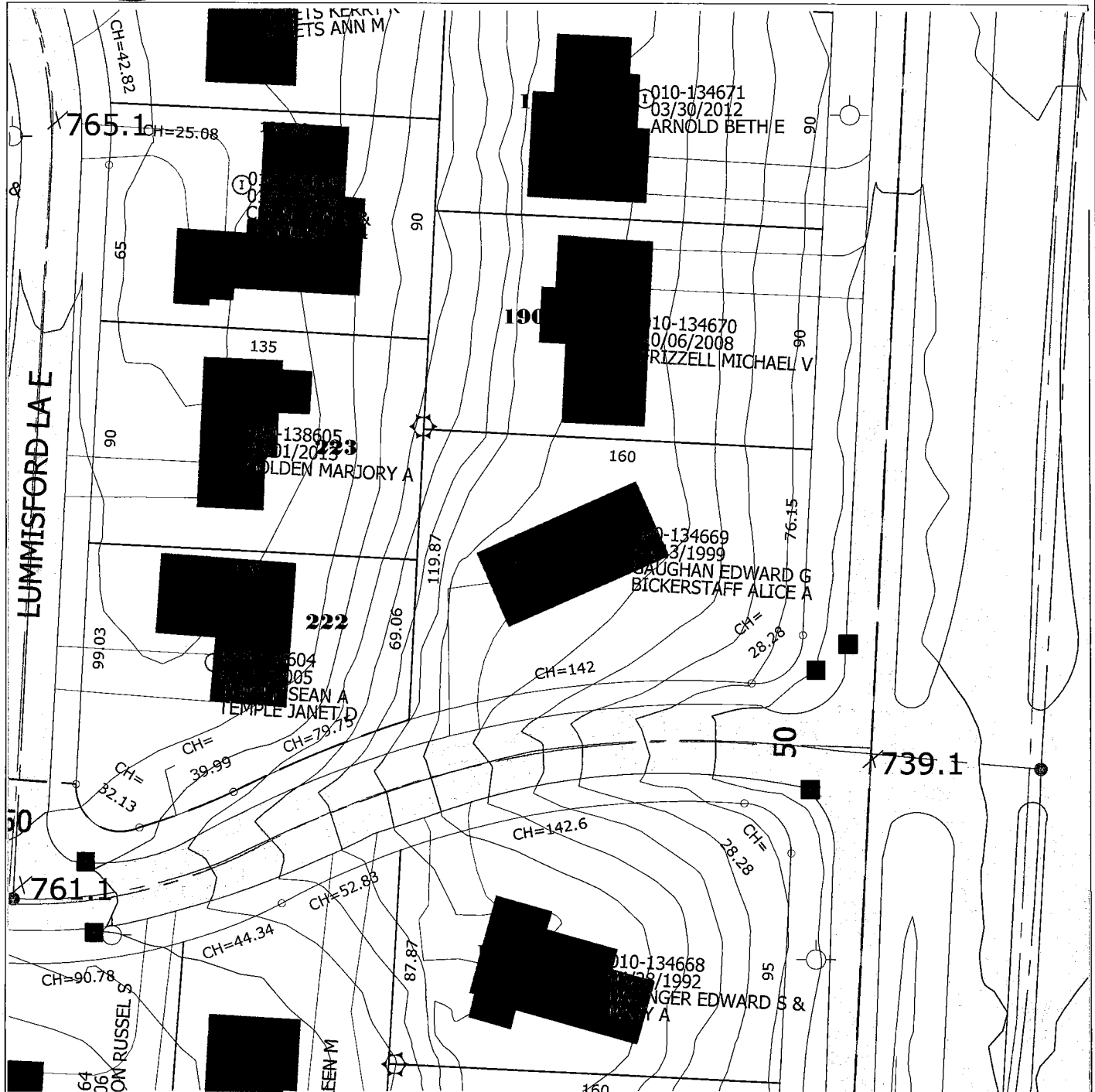
The covered patio, which projects furthest in the rear yard, is located to retain a protected play area for the owners' children, maintain the open views from the back patio and rear yard of the neighboring property, and visually integrate the additions of 540 Teteridge with the one-story structures along Olentangy River Road. The property's topography not only limits the buildable area on the site, but also the areas where children can have supervised play. The placement of the covered patio allows the property to maintain a controlled place for supervised play. Had the covered porch been located further to the west the neighbors' view from their patio and rear yard and their feeling of open space across the properties would have been blocked. The roof pitch and alignment of the covered porch help integrate the 2-story structure of 540 Teteridge with the adjacent one-story structures along Olentangy. The covered patio will never be enclosed as interior living space.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/10/13



Disclaimer

Scale = 60



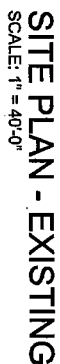
This map is prepared for the real property inventory within this survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

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540 TETERIDGE ROAD

Real Estate / GIS Department

This site plan illustrates a residential property with the following features and dimensions:

- Existing Structures:**
 - EXISTING RESIDENCE
 - EXISTING GARAGE
 - EXISTING ASPHALT DRIVE
 - EXISTING SUN ROOM
- Proposed Additions:**
 - 30' BL. (Back Lot Addition)
 - 30' BL. (Back Lot Addition)
 - 30' BL. (Back Lot Addition)
- Dimensions and Distances:**
 - 750, 748, 746, 744, 742, 740 (Elevation markers along the left boundary)
 - 752, 754, 756, 758, 760 (Elevation markers along the top boundary)
 - 750, 752, 754, 756, 758, 760 (Elevation markers along the right boundary)
 - 740, 742, 744, 746, 748, 750 (Elevation markers along the bottom boundary)
 - 119.87' (Distance from top boundary to existing asphalt drive)
 - 31.7' (Distance from existing asphalt drive to existing residence)
 - 160.0' (Distance from existing residence to bottom boundary)
 - 76.15' (Distance from bottom boundary to existing residence)
 - 28.28' (Distance from bottom boundary to existing residence)
 - CH = 142' (Contour line distance)
 - CH = 28.28' (Contour line distance)
 - 30' BL. (Back Lot Addition)
 - 30' BL. (Back Lot Addition)
 - 30' BL. (Back Lot Addition)
- Roads:**
 - TETERIDGE RD.
 - OLENTANGY RIVER RD.



SCALE: 1" = 40'-0"

PARCEL NUMBER:
LOT AREA:

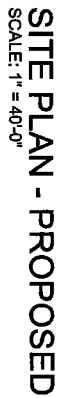
010-134669-00
16,416 SQ. FT.

FRONT (TETERIDGE RD) SETBACK:
SIDE (OLENTANGY RIVER RD) SETBACK:
SIDE (WEST) SETBACK:
REAR

30'
30'
7'-6"

REAR YARD NO LESS
THAN 25% OF LOT AREA

4,102 SQ. FT. MIN. REQUIRED
4,184 SQ. FT. EXISTING
25.5 % OF LOT AREA EXISTING AT REAR

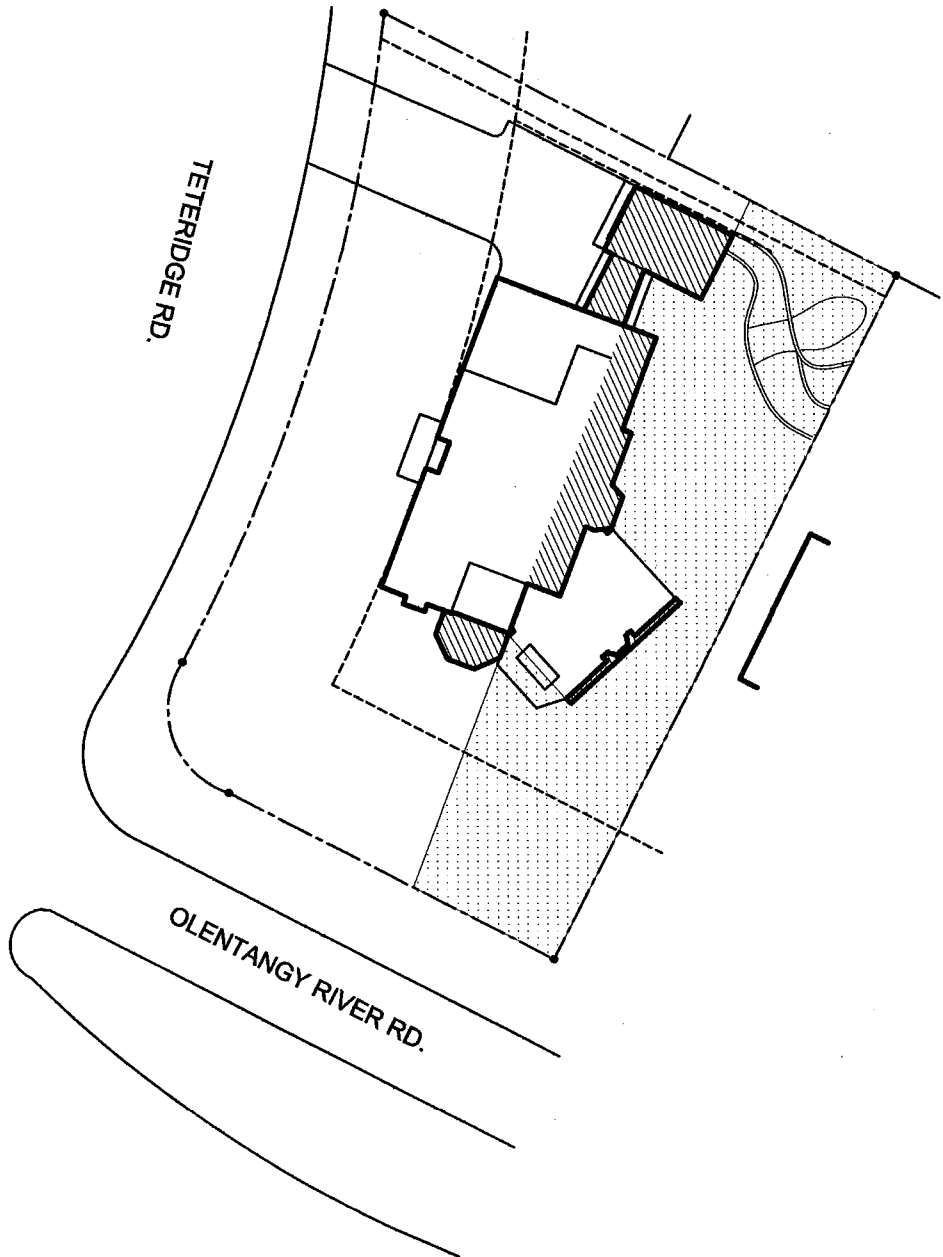
[illegible]

PARCEL NUMBER: 010-134669-00
LOT AREA: 16,416 SQ. FT.

FRONT (TELEBRIDGE RD) SETBACK:	30'
SIDE (TOLENTANY RIVER RD) SETBACK:	30'
SIDE (WEST) SETBACK:	7'-6"
REAR	
REAR YARD NO LESS THAN 25% OF LOT AREA	4,102

4,102 SQ. FT. MIN. REQUIRED
2,609 SQ. FT. PROPOSED
15% OF LOT AREA REMAINING AT REAR

13310-00000-00510
540 TETERIDGE ROAD



SITE PLAN - HARDSHIP CLARIFIED
SCALE: 1" = 40'-0"

PARCEL NUMBER: 010-134689-00
LOT AREA: 16,416 SQ. FT.

FRONT (TETERIDGE RD) SETBACK: 30'
SIDE (OLENTANGY RIVER RD) SETBACK: 30'
SIDE (WEST) SETBACK: 7'-6"
REAR: 4,104 SQ. FT. MIN. REQUIRED
THAN 25% OF LOT AREA
5,106 SQ. FT.
31.10% OF LOT AREA REMAINING AT REAR

Copyright 2013

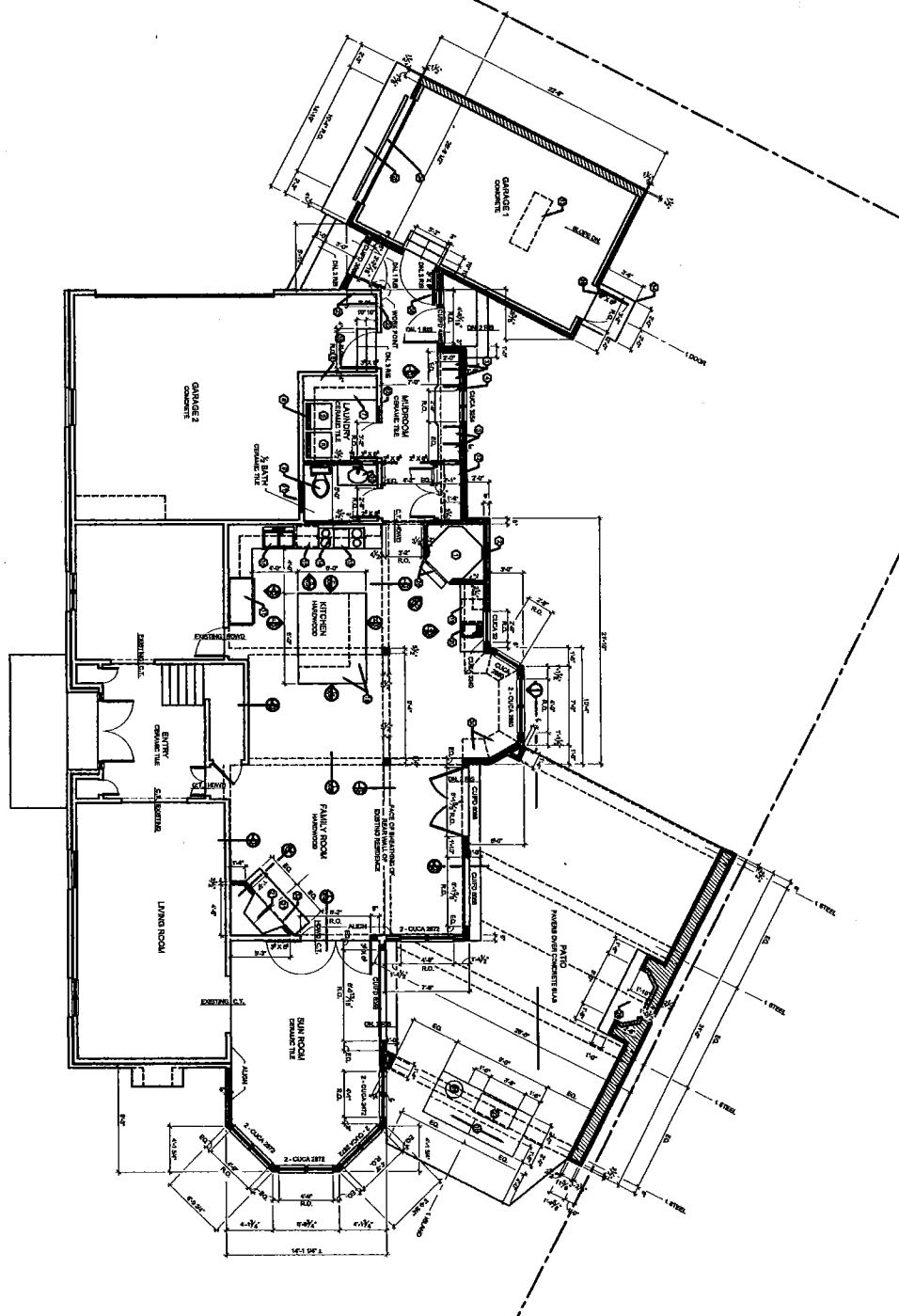
THE ARCHITECTS ASSOCIATES, INC. IS A PROFESSIONAL SERVICE FIRM. ANY REVISIONS, ADDITIONS, OR DELETIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECTS ASSOCIATES, INC. AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT.

ADDITION & REMODELING
THE GAUGHAN RESIDENCE
540 TETERIDGE RD.

Gay L. Alexander,
Architect
1770 N. Main St., Suite 100
Columbus, OH 43215
(614) 442-4000

3 OF 5

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



1. PIZZA OVEN MUGAINI MODEL MEDIO

- [illegible]

COPYRIGHT 2013

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL REMAIN THE PROPERTY OF G. ALEXANDER ARCHITECT AND MAY NOT BE USED

OR ALTERED, WITHOUT WRITTEN CONSENT OF THE

**ADDITION & REMODI-
THE GAUGHAN RESIDUE**

540 TETERIDGE R



DATE 7 APR 1968

Greg I Alexander

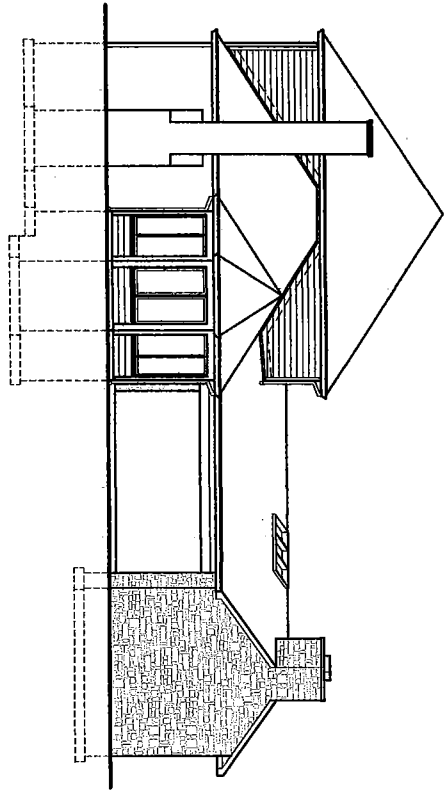
Architect
1224 Duffell Road, Columbus, Ohio 43201

(614) 487-0537	Yea (614) 487-0537
2. VARIANCE: 07-15-13	

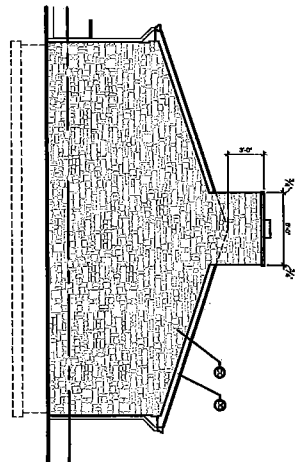
4 OF 5

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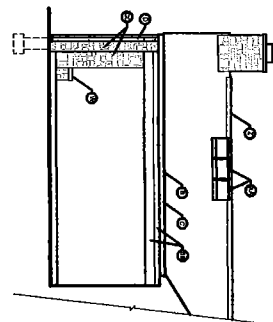
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540 TETERIDGE ROAD



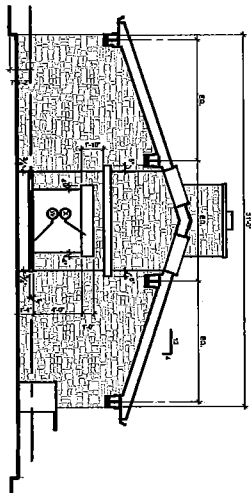
SIDE (EAST) ELEVATION
SCALE: 1/16" = 1'-0"



REAR (NORTH) ELEVATION
PATIO ROOF
SCALE: 1/16" = 1'-0"



SIDE (WEST) ELEVATION
PATIO ROOF
SCALE: 1/16" = 1'-0"



SECTION A
PATIO ROOF
SCALE: 1/16" = 1'-0"



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZE
provided.

13310-00000-00510

APPLICANT

540 TETERIDGE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GARY J. ALEXANDER (ARCHITECT)
of (COMPLETE ADDRESS) 1324 DIALIKI RD., COLUMBUS, OHIO 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is
the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

EDWARD G. GAUGHAN &

540 TETERIDGE RD.

ALICE A. BICKERSTAFF

COLUMBUS, OHIO 43214

SIGNATURE OF AFFIANT

Gary J. Alexander

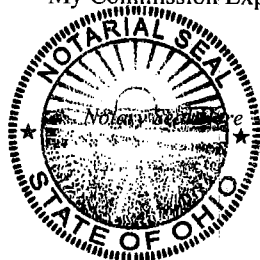
Subscribed to me in my presence and before me this 15 day of JULY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Elaine Antol

My Commission Expires:

5-10-16



Elaine Antol
Notary Public, State of Ohio
My Commission Expires 05-10-2016

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